


# LIFE\_ BUILDING C



 LIFE\_building C, Vyskočilova 1410/1 Praha 4, 140 00

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## LIFE\_BUILDING C

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# Your new headquarters in Prague\_

LIFE\_building C is located in Brumlovka (former BB Centrum), Prague 4 – one of the major business districts in the city and, due to its prominent visibility, the building captures attention easily. The convenient public transportation system as well as the existing street and highway infrastructure provide excellent access. In 2019, Building C was fully modernised and redeveloped. A new tenant, a new work-life balance concept was created and implemented providing a tailor-made solution to better meet needs.



## THE LOCATION

- Part of well-established business district Brumlovka (former BB Centrum) in Prague 4
- Excellent visibility
- Very good access with public and individual traffic

From metro station Budějovická (line C) there are busses No. 118, 121, 205 and 124 as well as a shuttle service to Brumlovka.

- Excellent infrastructure

BB Centrum is not only an administrative district; it is also a place for housing, services, shops, restaurants and parks.



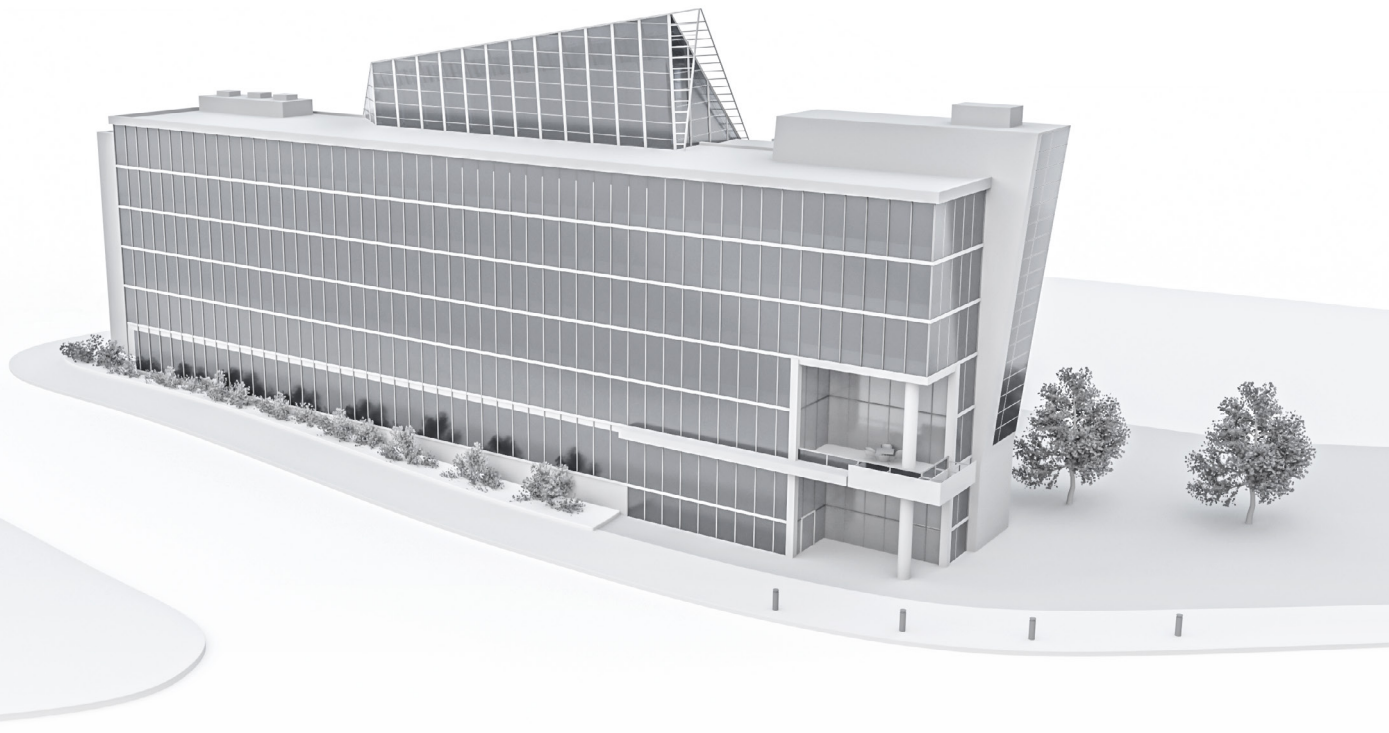
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## BUILDING ADDRESS

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## BUILDING\_COMPETENCE

▪ 7 floors above ground, 2 underground levels	
▪ Office area	~ 11.160 m <sup>2</sup>
▪ Showroom (ground floor) / Storage	~ 1.289 m <sup>2</sup>
▪ Retail / Restaurant	~ 855 m <sup>2</sup>
▪ Total leasable area	~ 12.800 m <sup>2</sup>
▪ Parking	185 PP

Additional Parking Places are reserved for loading unit e-cars.

### TECHNICAL DESCRIPTION AND SERVICES:

- Modern reception with access via security card control
- 24/7 security services
- 4 high-speed passenger lifts
- 1 supply elevator from ground floor to 4<sup>th</sup> floor
- 2 interior staircases
- Barrier-free access to the whole building; toilets and parking units for handicapped
- 4-pipe (heating and cooling) low noise fancoil system for individual heating and cooling
- Up-to-date Building Management System (BMS)
- Ventilation with humidifiers and energy recuperation
- Video Control
- High speed internet
- Fire Alarm system with smoke detectors
- Possibility to install high-voltage back-up (e.g. diesel)
- Bike storing facilities and additional showers



## BE INSPIRED: THE GROUND FLOOR

**GROUND FLOOR / ENTRANCE AREA MULTIFUNCTIONAL,  
OPEN AREA USE IT AS YOU LIKE!**

- Reception for office areas
- Lobby for employees and "friends"
- Chilling area
- Showroom or separate shop on the front façade

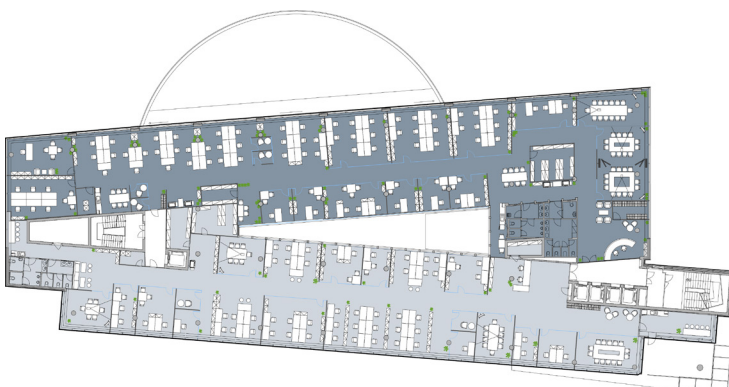


## BE INSPIRED: OFFICE AREAS

- Flexible floor configurations – openplan office space with possibility of partitions
- Approx. 2.000m<sup>2</sup> office area per floor
- Modulation: possible modulation-module width 2,8m
- Floorboxes: 1 box per 10m<sup>2</sup>
- Occupancy ratio: 10m<sup>2</sup>/ person
- Up-to-date technical equipment
- Central communication areas and possibility for internal staircase
- Modern light concept including LED-lights based on required specification
- Common area on the roof top
- LIFE\_terrace for all office tenants

### FLOORPLAN OPTION 01

● 141 WORKPLACES | 1.920m<sup>2</sup>



### FLOORPLAN OPTION 02

● 76 WORKPLACES | 973m<sup>2</sup>

● 54 WORKPLACES | 878m<sup>2</sup>



## OFFICE AREAS: LIVE THE NEW OFFICE LIFE!

▪ 6 <sup>th</sup> floor / 7. NP	~	1.002 m <sup>2</sup>
▪ 5 <sup>th</sup> floor / 6. NP	~	1.975 m <sup>2</sup>
▪ 4 <sup>th</sup> floor / 5. NP	~	1.979 m <sup>2</sup>
▪ 3 <sup>rd</sup> floor / 4. NP	~	1.959 m <sup>2</sup>
▪ 2 <sup>nd</sup> floor / 3. NP	~	2.008 m <sup>2</sup>
▪ 1 <sup>st</sup> floor / 2. NP	~	2.237 m <sup>2</sup>
▪ Total	~	11.160 m <sup>2</sup>

- Common area on the roof top
- LIFE\_terrace for all office tenants



## THE BENEFITS

- “Brand your own building”
- Implement modern office concepts
- Implement communication areas
- Have your own shop / showroom on the ground floor (front façade)
- Meet your friends and colleagues in the chilling area for a coffee
- Have a healthy snack in the lobby
- Common roof-top area and LIFE\_terrace for all office tenants





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## OWNER

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### VIG FUND

**VIG FUND, A.S.**  
Templová 747/5  
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Czech Republic

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## CONTACTS

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